

**LICENSES AND CONSUMER SERVICES
LICENSE INSPECTOR'S REPORT**

License Number: L247-50435 **Police File Number:** F13508

Date of Application: March 28, 2014

Inspector: Julie Casey

Applicant/Legal Entity: Agra Culture Kitchen & Press, LLC

DBA/Trade Name: Agra Culture

Complete Address: 2939 Girard Avenue South, Minneapolis, MN 55408

License Requested: On Sale Wine with Strong Beer, Class E

Current License: None

Purpose of Application: Agra Culture is applying for an on sale wine with strong beer, Class E, to operate a full service restaurant with wine and strong beer with background music.

Responsible person within 75 miles of Minneapolis City Hall: Mikael Asp

Public Hearing Requirement: Required.

Neighborhood/Ward: Lowry Hills East/ Ward 10

Zoning: C3A

7 acre requirement: Met

Off-Street Parking: The Zoning Administrator has determined that 30 off street parking are required.

Churches or schools within 300 feet of the proposed premises: None

Seating: Interior: 92 as listed on the final plan

Food Service requirement: 60/40 60% food to 40% alcohol ratio required.

Hours of operation proposed: 7:00 a.m. to 10:00 p.m.

Metropolitan Council Service Availability Charges: SAC 10 Paid

History of Location

Agra Culture will be located in a newly built mixed use building at the corner of Girard, Lake and Lagoon. This is formerly the location of Cowboy Slims.

Applicant

The applicant is Agra Culture Kitchen & Press, LLC. It is organized under Minnesota State Statutes Chapter 322B.

<u>Name</u>	<u>Title</u>	<u>Shares</u>
1 Zenith Holdings MSP, LLC (Aaron Switz)	Owner	57.70%
2 Hillcrest Holdings, LLC (Mikael Asp)	Owner/Manager	19.23%
3 2008 Niagara Trust 514		6.25%
4 Fresh, LLC (Serene Warren)		6.25%
5 Robert E Switz Revocable Trust		1.56%
6 Carolyn Taylor		1.56%
7 Clover Fields Capital Z&H, LLC (Matt Hemsley)		1.56%
8 Lili Chester Revocable Trust		0.94%
9 Olivia Hornig		0.63%
10 Milton Chazin Family Trust		0.63%
11 Ed Adams		0.47%
12 Jill Zipkin		0.47%
13 Robert Swiller		0.38%
14 Jeff Margolis		0.31%
15 Michael Sampson		0.31%
16 Howard Grodnick		0.31%
17 Colleen Preheim		0.31%
18 JYA Ventures, LLC (John Applebaum)		0.19%
19 Stuart Chazin Revocable Trust		0.16%
20 John William Whitaker, Jr Trust		0.16%
21 Danielle & Steve Arlow		0.16%
22 Daniel J Solomon Revocable Trust		0.16%
23 Matthew & Elizabeth Shors		0.16%
24 Nicholas McLean Brown Revocable Trust		0.16%

The main shareholders are Aaron Switz and Mikael Asp. Both of these shareholders are the owner of the Yogurt lab, II, located at 5007 France Avenue, Minneapolis.

Police Review

Minneapolis Police Licenses and 5th Precinct have reviewed the financial, criminal histories and security plans for Agra Culture. They have determined that Agra Culture shareholders have met the minimum requirements under the Minneapolis City ordinances to obtain an alcohol license.

Premises

Agra Culture will be located at 2939 Girard Avenue South on the bottom floor of mixed use building. The floors above Agra Culture are condos. The space will be 2320 square feet with a dining area of 1386. The Seating capacity will be 92 seats. Seating

will be as follows: 13 tables, 1 wall bench, and bar seating for 10. There will not be an outdoor area or sidewalk café.

Business Plan/Operations

Agra Culture will offer fast and casual dining for breakfast, lunch and dinner. Their concept is to offer healthy eating dining. The only entertainment will be background music. They will be open from 7:00 a.m. to 10:00 p.m. daily.

Public Hearing

A public hearing will be held on Tuesday, April 29, 2014 at the CDRS committee. On April 17, 2014, 63 notices were sent to the owners and residents within 600 feet of the premises

RECOMMENDATIONS

Licenses and Consumer Services Division recommends approval of an On Sale Wine with Strong Beer, Class E.